

**36 Autumn Glades
Leverstock Green
HP3 8UB**

David
Doyle
Sales and Lettings

Offers in Excess of £375,000 Freehold



Rarely available two double bedroom freehold family home with garage situated on this exclusive Leverstock Green development conveniently located for local shops, schools and travel links to the M1 and M25. This well planned property has been updated by the current owner to offer accommodation comprising an entrance hall with doors to the guest cloakroom, fitted kitchen offering a range of wall and base units and coordinating work surfaces and a spacious living/dining room with understairs storage and patio doors opening to the rear garden. To the first floor is a landing with doors to two excellent double bedrooms and the family bathroom, fitted with a white suite and chrome sanitary ware. Also accessed from the landing is the generous loft space. Externally, the rear garden is of good size, wraps around the property, is pleasantly private and arranged with decked seating areas, lawns with fenced boundaries and side access to the front of the property which boasts a further garden area and leads to the garage located in a nearby block. Offered in tasteful order throughout and with the benefits of double glazing and gas central heating, an appointment to view is a must to appreciate this lovely property.

Leverstock Green 'village' has its own Village Green and cricket club, Village Hall, range of village shops and public houses and the Holy Trinity Church. The fashionable City of St Albans is but a short drive/bus journey away with its wonderful range of shops, amenities, restaurants and its

excellent rail services to St Pancras (approx. 20 minutes). The M1/M25 access points are also close at hand.

Two Double Bedroom Family Home

Garage

Scope To Extend & Create Further Parking (STNPC)

Updated By Current Owner

Wrap Around Private Garden

Exclusive Leverstock Green Development

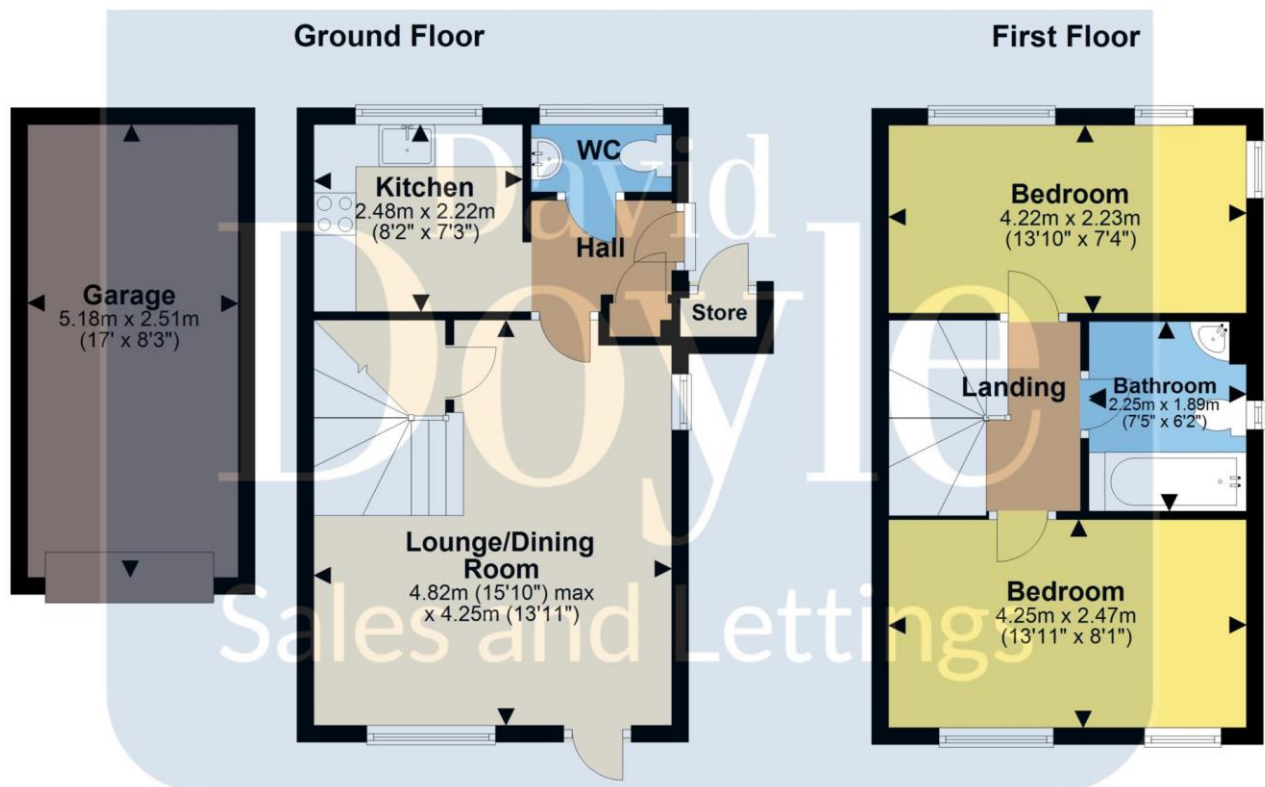
New Carpets And Recently Decorated

Spacious Living Room

Ground Floor Cloaks

Viewing Advised

Tenure -Freehold

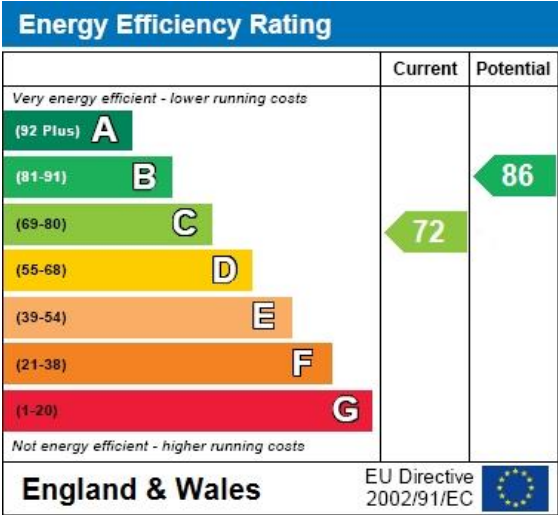


Total area: approx. 74.2 sq. metres (798.3 sq. feet)

This floor plan is not to scale and is to be used for layout guidance only, whilst every care is taken in the preparation of this plan any measurements should NOT be relied upon, please check all dimensions and shapes before making any decisions reliant upon them. Windows and door openings are approximate.

Plan produced using PlanUp.

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

36 Autumn Glades, Hemel Hempstead, Hertfordshire, HP3 8UB

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1999
Council Tax Band	D
This year council tax charge	2066.26
Tenure	Freehold
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Tile
Is your property supplied by mains electricity?	Yes
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Yes
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Cable
What parking facilities does your property have	Garage Allocated Parking
Please state any costs per annum for parking	0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	No
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No

Are there any rights of way or easements? No

Is your property is a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

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